



City of
Muskegon
Planning
Department

Pere Marquette Park

Summary of Findings

Lake Michigan Park



Attractions at Lake Michigan Park once included a roller coaster, a Ferris wheel, a merry-go-round, restaurants, ice cream parlors, candy and fruit stands, a roller-skating rink, a bazaar, a band stand, a campground, a bowling alley, a pavilion with a theater and bathhouse, a dance pavilion, a baseball field, and multiple stops on the streetcar route.



"Lake Michigan Park is Muskegon's Coney Island."

Muskegon Chronicle, 1916



"THE CONEY ISLAND OF THE WEST"

LAKE MICHIGAN PARK

"WHERE EVERY BODY GOES"

Refresh & Refreshment Programs

Muskegon's Own Summer Resort

Lake Michigan Park

Monster Fourth of July CELEBRATION

1 Big Day, July 4

Fireworks and Forty Other Attractions.

FREE PICNIC GROUNDS

Greatly is Coming to Enjoy Thousands—Four Rivers Canals and Tides—Free Ball Canals

SOMETHING DOING EVERY MINUTE

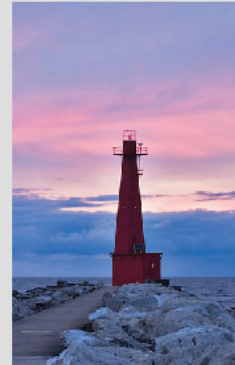
Boating 10:00 to 11:00 P.M. Fishing Roller Skating all Day Merry-Go-Round
Ferris Wheel Viewing Gallery

Monster Fireworks Display From Raft In Lake at 8 p.m.

Madison Fairway: Roller Coaster, Bowling, Billiards, Fifty Other Amusements

WOCG—On July Fourth There Will Be Special Campfire at Night—Bring Your Fresh Family and Stay All Day

Current Park Features



Pere
Marquette
Park

Windsurfing

Two Playgrounds

Sand Volleyball Courts

The Deck (Restaurant)

Paddle Board Rental

Bathhouse/Concessions

Picnic Area

Dog Beach

City Commission Work Session Interesting Facts

Based on an analysis of vehicles parked at the beach, approximately 30% of those using public parking were residents

Beach maintenance is a significant expense of the general fund

The smallest house on Beach St. costs about \$229,000

Muskegon County tax accommodations (tax paid by guests of hotels, rental cottages, etc.) surpassed the \$1 million mark this past summer for the first time



Pere
Marquette
Park

Public Input Sessions Totals

Cumulative Attendance

181 people signed-in (some repeat attendees)

98 from neighborhoods surrounding Pere
Marquette Park in the City of Muskegon

52 from outside the area of the Park, but
within the City of Muskegon

27 from outside of the City of Muskegon

4 did not list an address



Pere
Marquette
Park

What We Think We Heard

A strong focus on accessibility both at the Park and on the routes to the Park. Maintaining and improving public access via many modes of transportation.

Common concern for preserving the natural setting of Pere Marquette Park. Focus on keeping the Park and its facilities clean and safe.

A clear need for an updated bathhouse and more numerous restroom facilities.

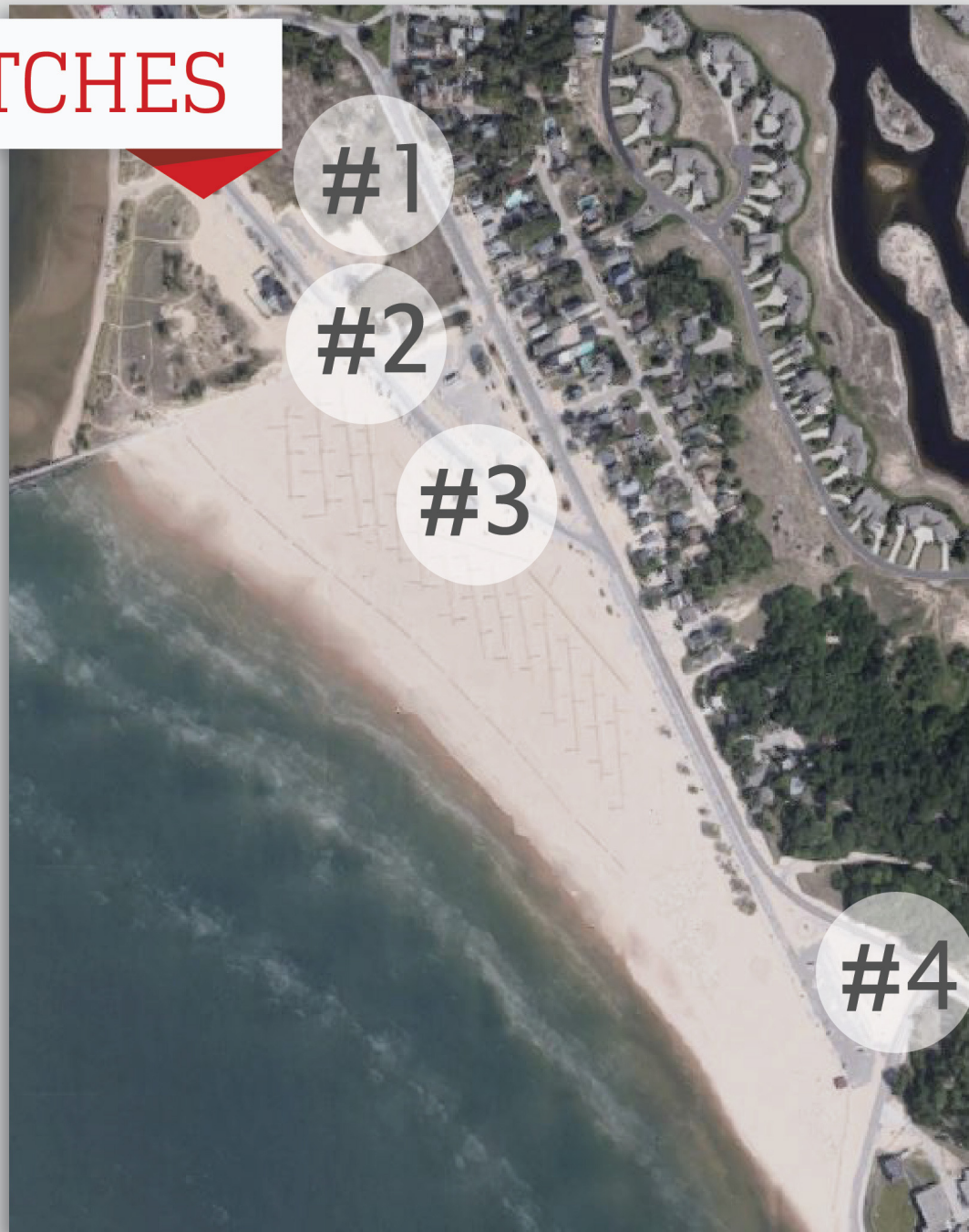
General disapproval of permanent/large development, but a desire for areas of focused activity. Temporary shops and more food options.

Build on existing events and add more events to bring people to the beach.



Pere
Marquette
Park

SKETCHES



The main ideas behind these sketches are localized and incremental development. Many comments spoke out against commercializing the beach or drastically changing it. The four nodes seen here serve as hot-spots of activity that function first as testing grounds - using temporary structures - that can then incrementally transition into more permanent development based on what does and does not work.

Anything newly built at the beach would currently require approval and permitting by the MDEQ.

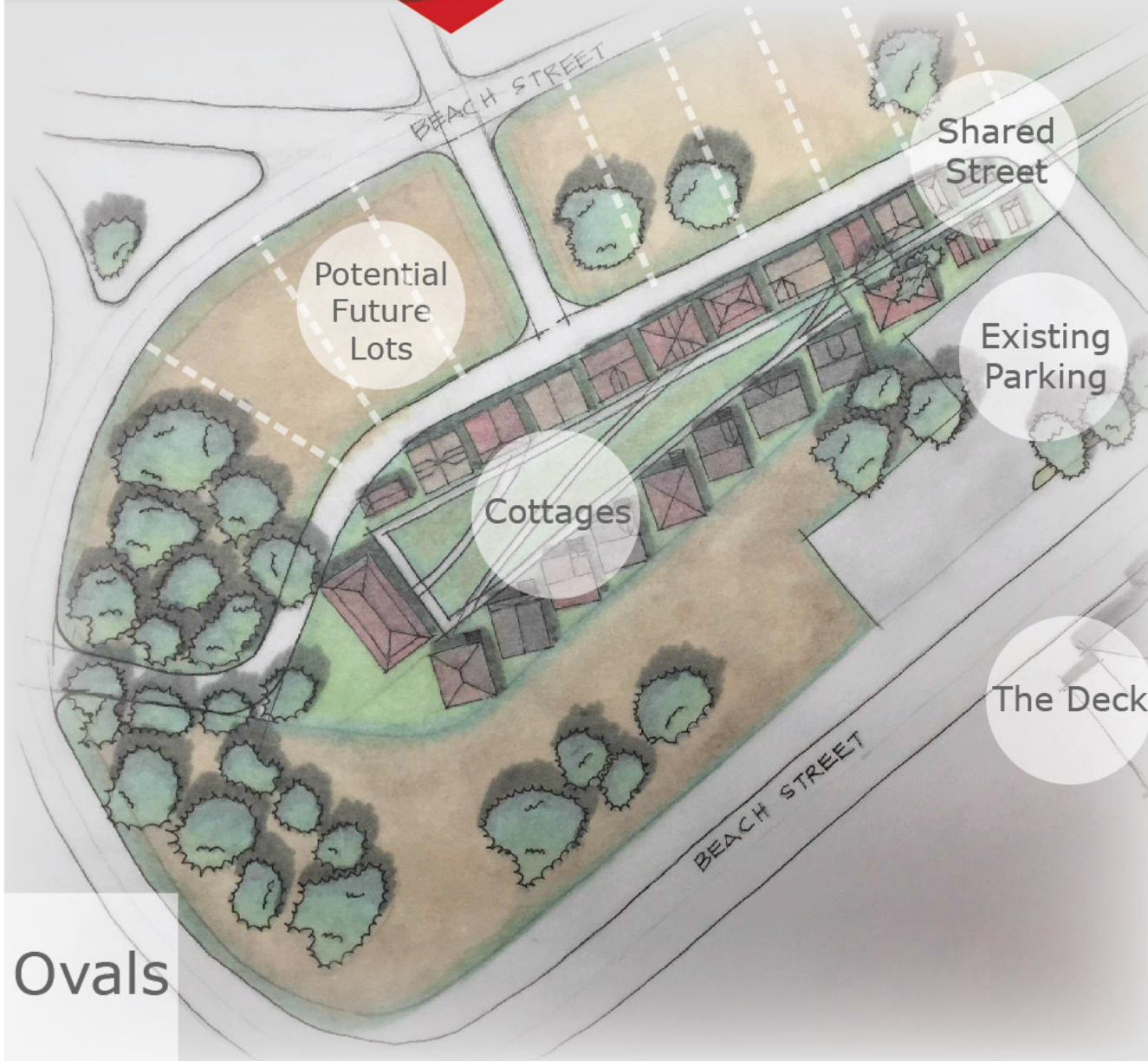
COTTAGES



The Michigan Department of Environmental Quality has strict policies on building in Critical Dune areas, and Pere Marquette is designated as such.

If small cottages were to be built at Pere Marquette Park, they would need to be built on pylons – essentially houses on stilts. This allows for sand to flow more naturally around the structures and helps to stabilize the ecosystems in place at the beach. Utilizing boardwalks is also a great way to ensure the long-term environmental stability of the dunes.

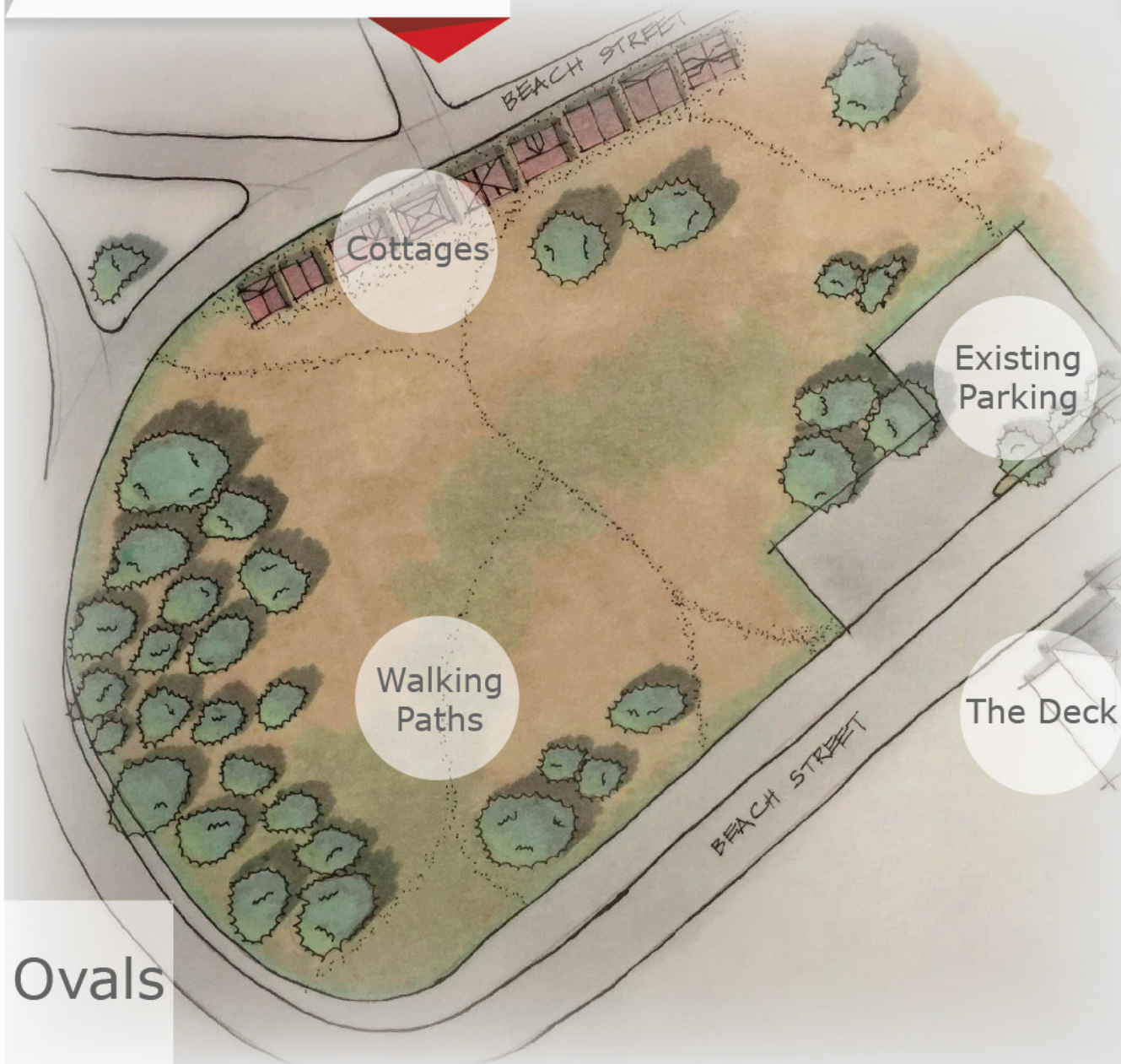
COTTAGES A



Small cottages tucked into the landscape of the Ovals could take on the form of a pocket neighborhood. Off-site parking would allow the area to retain much of its existing natural setting, and make any development less noticeable when viewed from the surrounding Park and neighborhood.

Additionally, the land on the north side of the Ovals fronting Beach Street could, in the future, become lots for homes of a similar size to those already built in the area. Eventually, a shared alley or modest street could serve residents.

COTTAGES B



Construction

700 sf x \$40/sf = \$28,000
\$80/sf = \$56,000

Expenses

1 cottage \$28,000-56,000
8 cottages \$224,000-448,000

Revenue (15 weeks)

1 cottage \$1,000-1,200/week
\$15,000-18,000/yr
8 cottages \$120,000-140,000/yr

Additional Costs

Maintenance/Cleaning
Management

* The preference is to have
any cottages built and
managed by a private
company

SHEDS

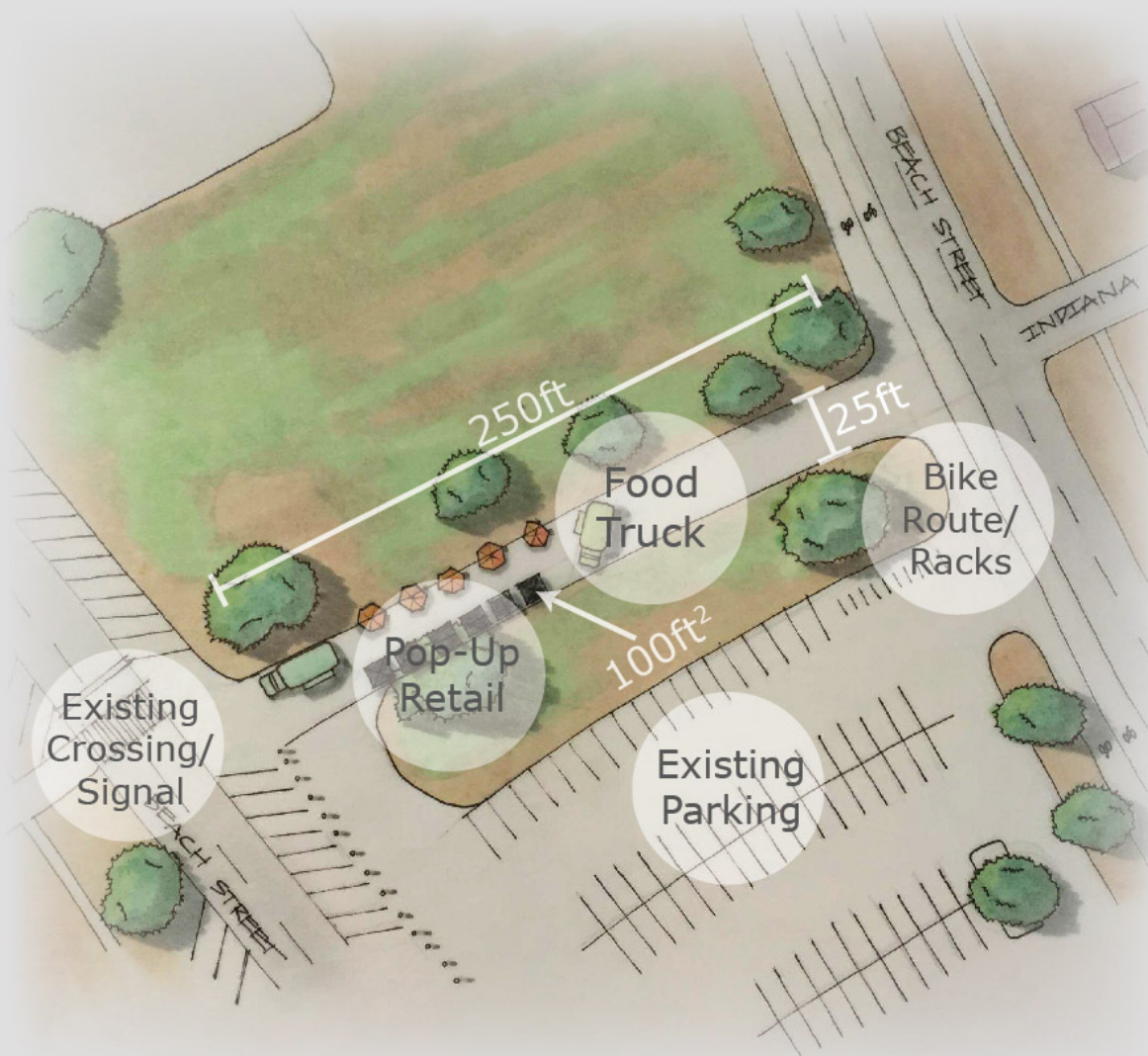


These sheds show great potential via their quaint visual appeal and their high customizability. Prefabricated or custom-built sheds are a tried and true use for pop-up retail. These compact, temporary, and portable buildings can be deployed elsewhere to allow for small businesses to locate in popular areas of the city.

The Village Pop-Up Shops in Walloon Lake, MI contain a plaza of fourteen, 50 square-foot sheds housing seasonal pop-up shops. Each shed came in at a cost of \$6000, but could be replicated for \$2000 each. They are privately owned and are rented out for \$1600 each for the year.

Pop-Up Retail Sheds

Indiana Street



The concept of pop-up retail on Indiana Street was popular at the previous Work Session. 10'x10' sheds could allow for small businesses to temporarily operate at the Park. More food options could be added with food trucks anchoring the new plaza.

Costs

1 shed \$4,000

6 sheds \$24,000
(room to expand)

Revenue

1 shed \$1,500/yr

6 sheds \$9,000/yr

Pop-Up Retail Sheds

A plaza of pop-up shops along the unused section of Indiana Street is one possibility for enlivening a space directly adjacent to the beach. The temporary shops are positioned to feed off of popular existing attractions at the Park such as The Deck and the path to the lighthouse. The plaza has the potential to test the market for future permanent retail options at Pere Marquette Park.



Possible Permanent Structures



Numerous comments mentioned improved or new restroom facilities spanning the beach. These would likely require permanent structures. These designs draw from both the current buildings at Pere Marquette Park and the historic buildings of Lake Michigan Park. The updates would visually unify the structures at the beach, as well as reference the history of the site.

Costs

Approx. \$75-80/sf

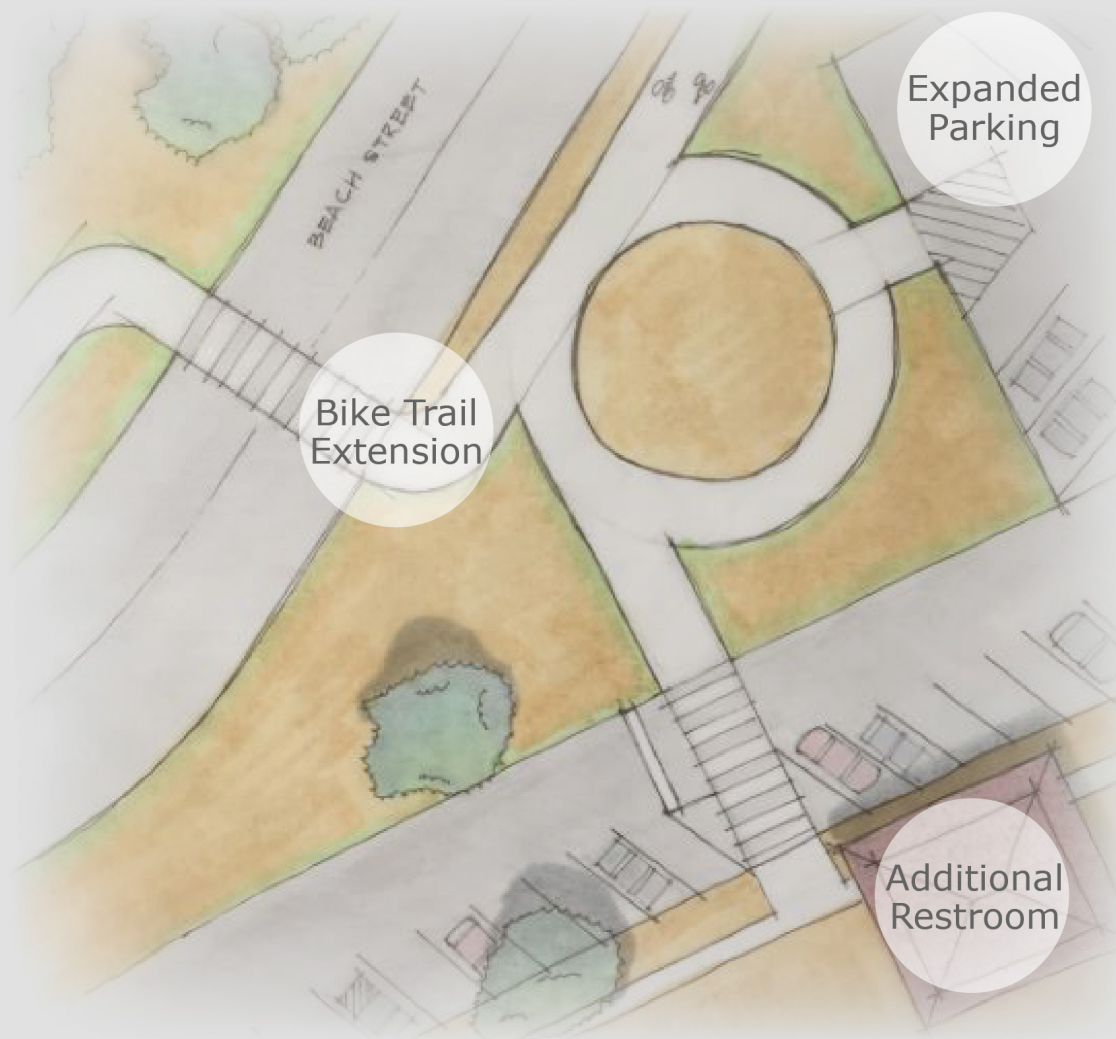
Restroom



Pavilion



South End



An additional restroom facility is needed at the south end of Pere Marquette Beach, near the Water Filtration Plant. Parking added by expanding the existing lot would allow for this end of the beach to better handle more visitors, dispersing beachgoers along more of the shoreline.

A possible extension of the Bike Trail will discourage cyclists from using the road or the beach sidewalk, and better connect the trail to the Channel.



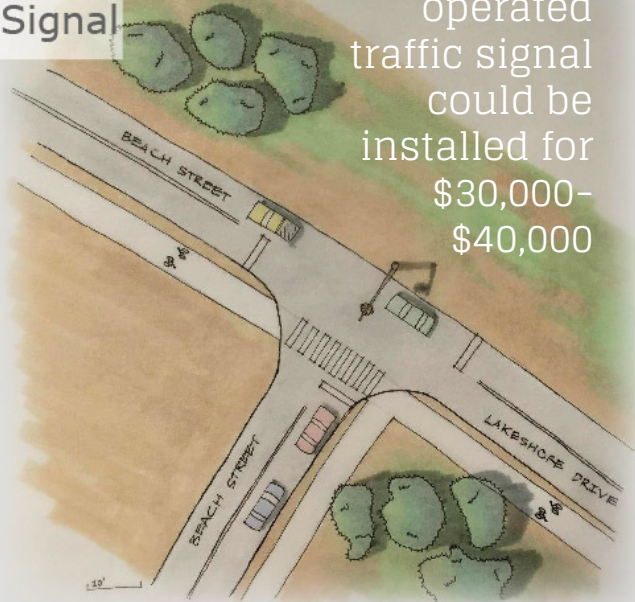
Temporary changes to the 'yield intersection' at the south end of the Ovals could help to reroute some traffic away from the troublesome three-way intersection at Beach and Lakeshore.

Thru-traffic would continue straight through the lane currently servicing only the angled parking. Vehicles wishing to circle back around the ovals would use the left-turn-only lane.

Initially, these changes could be achieved using cones and temporary road signs. If the changes help ease traffic conditions, they could be made permanent.

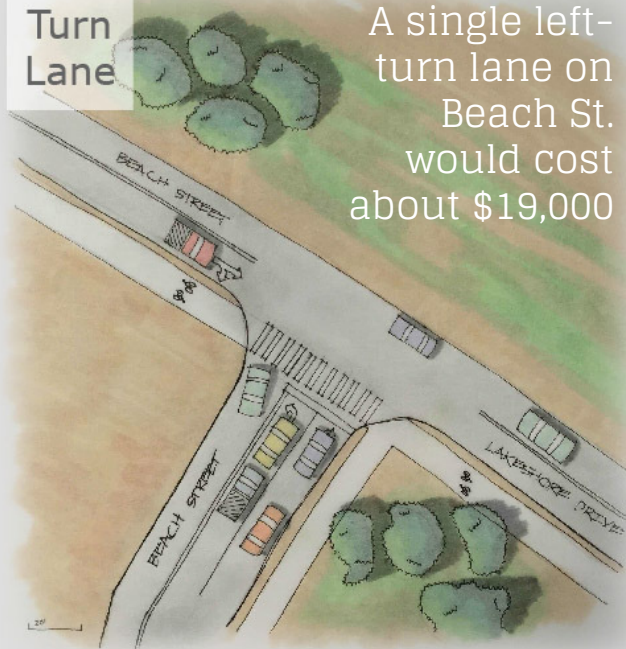
Traffic Signal

A seasonally operated traffic signal could be installed for \$30,000-\$40,000



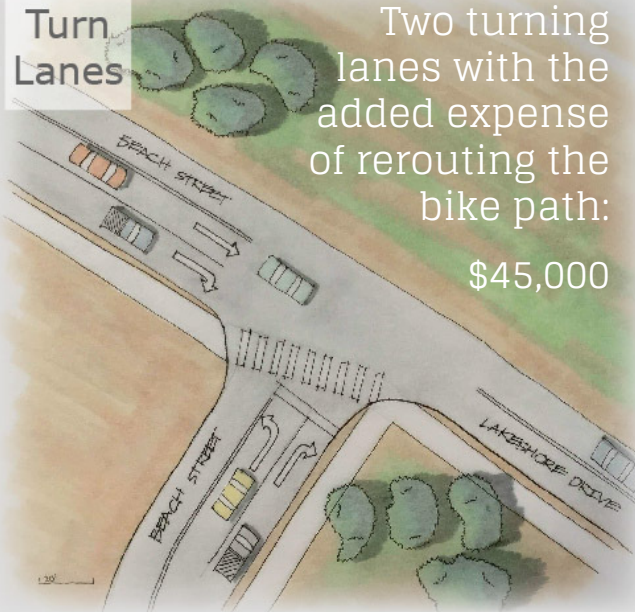
Turn Lane

A single left-turn lane on Beach St. would cost about \$19,000



Turn Lanes

Two turning lanes with the added expense of rerouting the bike path: \$45,000



Traffic Circle

A traffic circle at this intersection would cost between \$50,000 and \$75,000



A series of four possible options for altering the intersection at Lakeshore Dr. and Beach St. are presented here. These changes could begin to relieve the traffic congestion currently faced on busy days at Pere Marquette Park.

Due to the cost of these changes, this phase of work would likely be a longer-term goal than most of what has been presented so far.

Michigan DEQ

Critical Dune Act



Pere
Marquette
Park

The MDEQ enacted the Critical Dune Act to balance the benefits of protecting Michigan's critical dunes with the benefits of economic development

74,000 acres were designated as Critical Dune Areas (CDA) in the state in 1989

The act requires a permit for activities which significantly alter the physical characteristics of a CDA

Permit fees range from \$150 to \$4000

Michigan DEQ

Pere Marquette Park



Pere
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Level II application submitted; will allow for mapping of the crest (valid for 2 years)

In order to preserve the ecosystem, evaluation of proposed projects place an emphasis on existing vegetation and slopes

The diversity, quality, and function of the CDA determines the status of the dune and its point in the building process

Master plan/phased approach (5, 10, 25 years); first phase would include sheds, parking, and bathhouse

Michigan DEQ

Model Zoning Plan

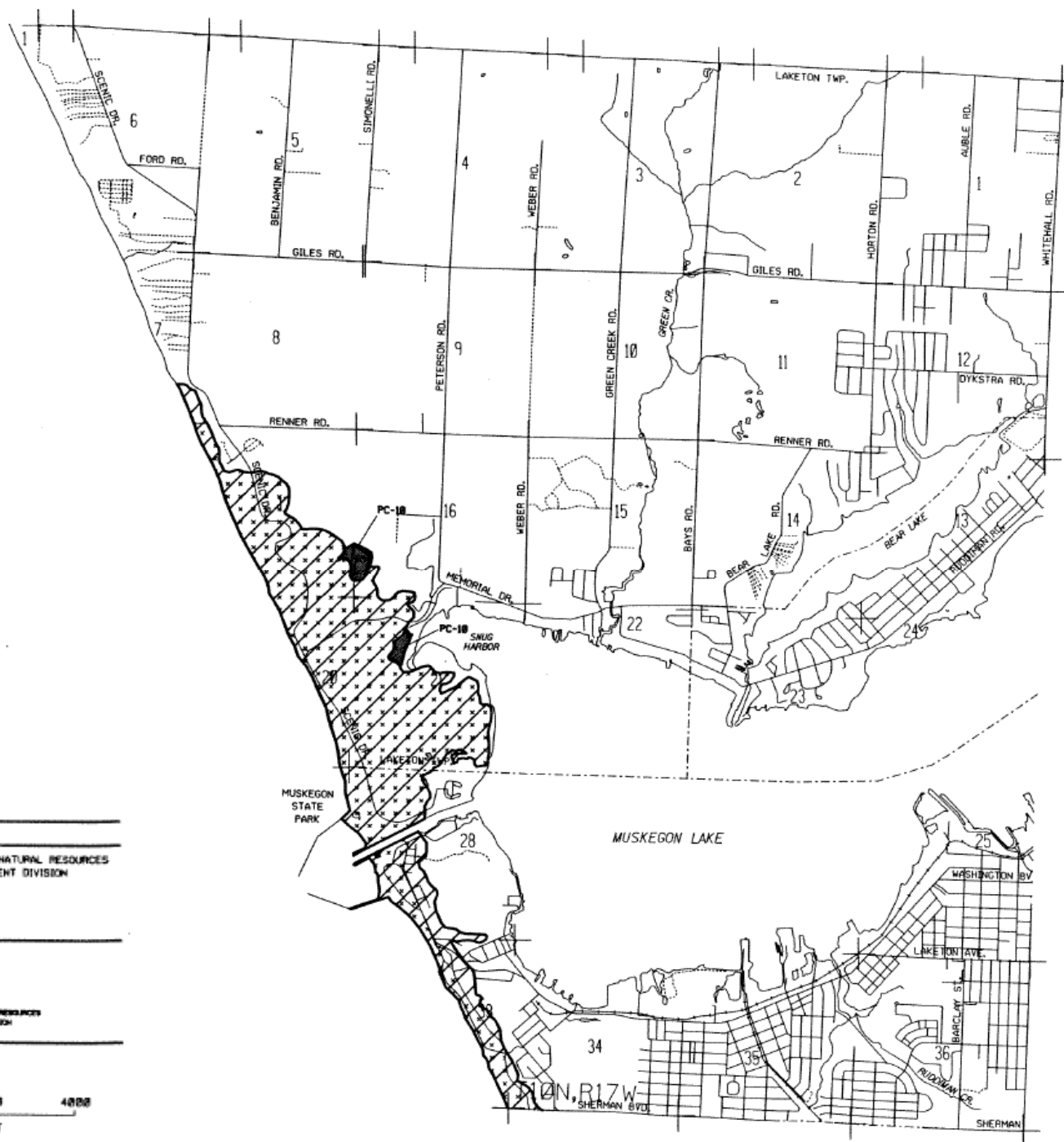
A framed landscape painting of a park with a lake, trees, and hills.

Pere
Marquette
Park

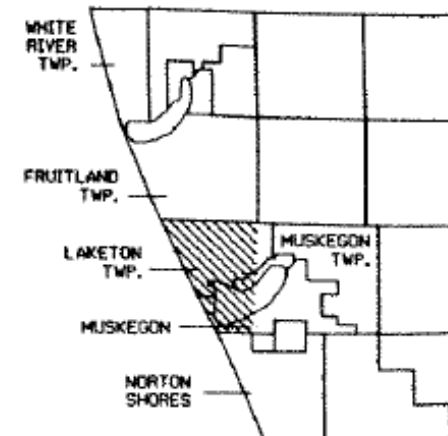
The MDEQ's Model Zoning Plan is a ten page document that stands in for a local zoning ordinance as of June 30, 1990

“A zoning ordinance shall consist of all the of the provisions of the model zoning plan or comparable provisions that provide substantially equivalent protection of critical dune areas as the model zoning plan but shall not be more restrictive”

The City of Bridgman, Beaver Island, and Pere Marquette Township have adopted their own local ordinances



MUSKEGON COUNTY



LEGEND

- POLITICAL JURISDICTIONS
BOUNDARIES OF COUNTIES, TOWNSHIPS,
AND INCORPORATED CITIES AND
VILLAGES AS OF 1987.
- XXXX
XXXX
XXXX PUBLIC LANDS
STATE AND FEDERAL LANDS AND
MAJOR LOCAL PARKS WITHIN CRITICAL
DUNE AREAS. PUBLIC LANDS ARE
CURRENT AS OF 1986.

PROPOSED CRITICAL DUNE AREAS

- BARRIER DUNES**
BARRIER DUNE FORMATIONS DESIGNATED
PURSUANT TO 1976 P.A. 222
- AREAS NOT INCLUDED IN DESIGNATED
BARRIER DUNE FORMATIONS THAT ARE
COMPOSED PRIMARILY OF DUNE SAND
AND EXHIBIT SEVERAL DUNE-LIKE
CHARACTERISTICS.**
- EXEMPLARY DUNE ASSOCIATED PLANT
COMMUNITIES OUTSIDE DESIGNATED
DUNE FORMATIONS. MICHIGAN NATURAL
FEATURES INVENTORY REFERENCE CODE
INDICATED.**

INFORMATION

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